

The NPPF – an overview

Peter Andrew

Director - Land and Planning

NPPF Practitioners Advisory Group

- Invitation in December 2010 from CLG Minister Greg Clark MP to be part of a four strong group of expert advisers on a new NPPF. Acted in a personal capacity, not for our organisations
- Simon Marsh (RSPB), Gary Porter (LGA), John Rhodes (Quod Planning) were the other members of the group.
- The brief was short - to create a simplified framework which would:-
 - Reduce the current 1500 pages of policy – make it easy to understand
 - Maintain the current protections for the environment and heritage
 - Encourage and enable economic growth
- There was compromise from all parties on the document - but considerable consensus

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The Process

- Agreed the broad principles of the sections
- Started with the Presumption
- Reviewed each PPS, PPG and other relevant documents
- Published the draft in May 2011 and invited comment
- Our paper is an informed contribution to a lengthy process – one of many submissions to Government
- The hurdles remain, not helped by the recent criticism from the National Trust and CPRE, but the need is urgent and recognised by groups as diverse as Shelter and the Adam Smith institute
- Government issued their draft for consultation in late July 2011
- Need for some Guidance Documents

NPPF – Key points

- Local Plan led system
- Presumption in favour of sustainable development
- Enhanced protection of environment and heritage
- Robust evidence base – SHMA and SHLAA
- 5 year + 20% identified housing supply
- Developer and LA Duty to Consult
- LA Duty to Cooperate
- Viability testing
- The most appropriate land to be developed
- Must be read as a whole not sections
- A balanced document - the hurdles remain, not helped by the recent criticism from the National Trust and CPRE, but the need is urgent and recognised by groups as diverse as Shelter and the Adam Smith institute

Implications for our Industry

Opportunities

- Enhances growth in our country
- Increased housing supply in the longer term.
- Power shifts to local authorities
- Duty to Consult. Engage with communities and stakeholders earlier in the planning process.
- It gives more certainty and assurances to the housebuilder in a volatile market

Risks

- Misconceptions of what is trying to be achieved
- The risk that the NPPF does not materialise because of recent criticism of the plans from a small group of organisations

What next?

- There is a real need for both growth in the economy and housing need and the Chancellor has confirmed he is full square behind the changes
- The NPPF represents a balanced progressive, positive change and I urge you to do all you can to actively support it
- The NPPF advisory group continues to meet. We are still work for the right outcome in in a transparent and balanced way
- The Localism Bill is proceeding and the NPPF, once finalised by the Government, will be debated as part of the legislative process